REAL ESTATE NEWS.

distinct improvement was noted this week in the brokerage market. Indeed, the week's news would seem to afford ground for the belief that the process of contraction which set in at the beginning of the year has come to a definite end. The business reported was seasonably normal in volume, affected a conalderable variety of property, and comprised a fair proportion of good-sized transactions-The improvements was due particularly to a conservative resumption of activity on the part of the professional element. At the same time, substantial traces of a renewal of outside interest were not wanting. The trustees for John Jacob Astor announced that they will ereot a three-story building at Nos. 411 to 417 West Thirteenth street, extending through to Fourteenth, under a fifteen-year lease to the California Wine Association; the New York Central bought the three stables Nos. 81 to 85 East Forty-seventh street, adjoining its railway vards: Bernheimer & Schmid, the brewers, bought the seven-story elevator apartment use at the southwest corner of Broadway and loust street; the Jewish congregation Kehilath Jeshurun bought a site for a new synagogue in Eighty-fifth street, between Park and Lex-ington avenues: Mrs. William Astor added to an abutting parcel by the purchase of the dwelling No. 111 West Seventy-eixth street, and several flats with stores were bought by uptown

The speculative dealing included such transactions as the sale by Edwin Johnson of a piece of waterfront 117x688 at the northwest corner of Twelfth avenue and Forty-ninth street, the sale by the Equitable Life Assurance Socisty of eight five-story flats covering the easterly block front in Eighth avenue, between 187th and 188th streets, the purchase by Flake A Dowling of the plot coxico on the south side of Fifty-second street, 180 feet east of Fifth avenue, the purchase of the nine-story Lincoln Building at the northwest corner of Union Square and Fourteenth street by William Crawford, of Simpson, Crawford & Simpson, and the exchange of the seven-story office building at the southeast corner of Pearl and Beekman streets by Alonza B. Kight for the Garfield apartment house in West Fifty-sixth street. These transactions were supplemented by a considerable body of less notable deals, many of which foreshadow build-ing operations in the flat and tenement house

The variety and bulk of this week's brokerage business have not been approached in many months. The improvement in the real estate months. The improvement in the real estate market, like the improvement in the stock market, can be accounted for only on the ground that fearfulness as to the monetary prospect is disappearing before the multiplying evidence of a victory for sound money at the coming election, as intrinsic conditions in the real estate market have undergone no change the past week. This view of the cause of the current increase of activity implies that, in the absence of any unforeseen monetary disturbance, a permanent though perhaps gradual ance, a permanent though perhaps gradual improvement in the realty market is logically

The elections eliminated as a factor of uncertainty, a normal investment movement may be anticipated as the result of a year's partial cessation of building operations. It is undoubtedly true that some localities contain an excess of some kinds of housing. But it is equally true that property below Fiftyninth street, say, is more generally occupied applies to both residential and business premises. Inded the feature of the downtown renting market at the moment is the demand power, suitable for light manufacturing. Mercantile rents in general have shown an upward tendency since 1897. Everywhere throughwinth street or rather above Eighty-sixth uilding movement of 1897, 1898 and 1899. But this movement expended itself particularly have been inconsiderable in comparison with dwellings. But as a rule low-priced and high- Same property; Hell Bros vs same, Aug 21, dwellings. But as a rule low-priced and high-priced private houses, non-elevator flats and Same property: G B Raymond & Co vs same, 177.14 tenements of all grades, and low-priced ele-

or a lot 20x107.5.

Charles R Schliess has sold to a Mrs Furth the five-story and basement dat on the north side of 114th street, 225 feet east of Lenox ave-

w street, for improvement. George F. Johnson & Sons have sold a two-ory and basement brick and stone dwell-

of the plot to a builder. The same broker has bought and resold for Mr. Ruth two lots on the north side of 115th street, 125 feet east of Fifth avenue, and for Charles E. Fleming to Louis Leve the lot on the north side of 133d street, 20 feet west of Madison avenue, 25x90.11. Philip F. Wiedersum has sold No. 6 Last 112th street, a five-story brownstone flat, to James J. Purdy, and for Mr. Purdy to John Knoblock, the four-story flat No. 2918 Third avenue.

Real Estate Transfers. DOWNTOWN. (South of Fourteenth st.) Groun of Pourteenia St.)

Alien st. 60-63, c. a. 40x87-6; Adolph Prince to Morris Berger, all liens, r. a. 50c.......

Norfolk st. 141, w. a. 25x190; Columbia st., 73, c. a. 22.1x99.1; Max Berger to Morris Berger, all liens.

BAST SIDE. (East of Fifth as, between Fourteenth and 110th sts.)
Madison av. es, 73.9 n 37th st, 25x100: James
H Phipps et al, hetrs, to George A St.John. \$77,500
Poth st, n S, 269.8 e 1 st av, 74.4x100.8; Jacob
Herb and ano 10 William E Seltz & Co, r s 4th et. 545 E. 25x98; Augusta C Von Eiten and ano, indiv and as exers, to Alexander H Von Elten, rs \$7, mtge \$13,000....

WEST SIDE. (West of Fifth as, between Fourteenth and 110th sts.) to Harris Mandelbaum and ano, r s \$24,

HARLEM. (Manhattan Island, north of 110th st.) (Manhadan Fidana, north of 110th R.).

1256 st. n. a. 426 e 8th av. 25.6x190.11; Gussie B Raymond to Henry E H Hanson, rass, mige 515,550

Broadway, n. e. cor 140th st. 99.11x100; William McCrackon et al. to James V Lawrence, rass, mige 5107,890

15 th st. n.a. 255 w Amsterdam av. 15x90.11; Edwin B Knowles to Joseph Strauss, all itens. rssz.

ilens, 18\$2. Lenox av, w s. 75.7 s 114th st. 25.2x75; Frank Lugar to Harriet N Lugar, r s \$6, mige

Lugar to Harriet N Lugar, r s \$6, mige \$24,000 131st st, n s, 135 w 5th av, 25290.11; Annie Andres to James Kennedy, r s \$15, mige

(Borough of The Bront.) Chorough of The Bront.)

Eagle av. s. 147.7 n Westchester av. 16.8x
163.11x16.8x101.7; About 6 I eigernatt to
William Stokes, rs. 36. mice \$2.000.
Pt. out st. w. s. 50 n 172d st. 25x100; Ida M
Mupphy to Edward J O'Conrot, rs. \$4...
Beston road, se vor 180h st. 10.2x61x27.1x
50.4; Bernard Beinecke to Charles H Welgle.
Tition av. c. 512.6 n 168th st. 10.6x10.x19.2
x100: George W Flagg to Frederick Schnaufer, rs. \$2. mice \$7.600.
Fulton av. w. s. 126.11 s 174th st. 3.2x -x -x at a s, n e 1; lot 548, map l'alonport, x108, Jessie E Andress to William C G hoxlos, dessie E Andress to Whitim C G Wlason, r. 8. 22 histories as hot 384, man Unionport, 073311, 18073313, 10; Antle M Sturger to William Scamilla, r. 8. 81,50; migs 86,43; 81, 8 8, 101 103, man Unionport, 1002716 to 6th at; Rachel Purdy to Catherine E Allison, r. 8. 31 Recorded Mortgages. DOWNTOWN. (South of Fourteenth at.)

(Where no interest is stated read 5 per cent.)
Greenwich at, 40c, Thomas Linsky to Jacob Ruppert, demand, 6 per cent.
Broome at, se cor Forsyth st; William Solomon and Hyman B Goldberg to Anna C 5 Hassey, 1', yrs, 6 per cent.

11th st, n e s, 278 n w 2d av, Albert Naegell to N Y Life Ins and Trust Co, 1 yr, 4', per cent.

1,000 sth st, n s. 253.5 w Avenue C. George Hof-maun to J L Mott Iron Works, 1, yr, 6 per cent

(East of Fifth as, between Fourteenth and 1102
2d av. n w cor 101st st. Sali Klein to Herman
Gluck. 3 yrs. 6 per cent.
3d st. 823-326 ft. Louis Sroka to Becky
Schlave, damand, 6 per cent.
16th st, n s. 513 c Avenue B; Henry Schnier
to Knickerbocker Trust Co and ano, trustees, 5 yrs. 4 per cent.
Park av. 1602, lease, Sebastian Sander to
Jacob Ruppert, demand, 6 per cent.
14th st. 208 E; Anna L B Stewart to Edward
D Ellis, secures notes
2d st. 11 E; the Hartwell-Thomson Construction Co to the Metropolitan Life Ins Co.
3 yrs. 4; and 5 per cent.
3 yrs. 4; and 5 per cent.
3 yrs. 6 per cent.
3 oth st. n s. 209.8 c let av. Jacob Herb and
William Setts, Jr. to Marie Nuoffer, rerecorded, 2 yrs. 6 per cent.

WEST SIDE. (East of Fifth as, between Fourteenth and 110th at.

WEST SIDE.
(West of Fifth as, between Fourteenth and 110th sts.) (West of Fifth de, briven Fourteenth and 110th sts.)

11th av, 666, Isase; Alexander Begley to Peter
Dosiger, demand, 6 per cent.

57th st, 18 W. Mary Oppenheim to Metropolitan Trust Co. 3 yrs. 4 per cent.

58th st, n s. 188.8 e Columnus av; Linda Roll
to John Beizer, 5 yrs. 4 per cent.

52d st, 44 W. Isase; John J Carolan to Jacob
Ruppert, demand, 6 per cent.

5th av or Abingdon sq. sw s. 142.7 n e Bleecker st; also Sihav, sw s. 106.7 sw 12th st; 5th
av, sw s. 97.6 n e Bleecker st; Louis Sroka
and wife to Sarah Aider, demand, 6 per
eent.

HARLEM. (Manhattan Island, north of 110th st.) BRONX.

(Borough of The Brons.)

Assignments of Mortgages. Guman, Emma, to Abraham Guman, Landham, Johannah, to Joseph C Levi, trustee, &c. Desiger, Peter, to William Schmitz. Martin, Harry, to David Kidansky and and Martin, Rosina, to Josephine A Habitshaw. Raymond, Annie F. to Pennington Whitehead Walter, to Johannah Baumann.
Potter Frederick G, to Title Guarantee and
Trust Co.

Thompson st. 131; Aaron Mirell and Haskell Speliman vs Louis Mecca et al. Perry st. n w cor Hudson st. 44 0x64.2x61.6x 52.7; Overbaugh-Camp Co vs G Otto El-

Satisfied Mechanics' Liens. Tinton av. n e cor 165th st. 122x113; Seus & Liddle vs George W Plagg, Aug 20, 1900 . 33,450.00 Same property; Heary G. Silieck, Jr. vs same, 2,862.31 Same property; the Statnes, Peck & Taber 351.00 Aug 21, 1000.

Aug 21, 1000.

Same property: W H Dewey vs same. Aug 1,100.00 tenements of all grades, and low-priced the vator flats are in normal demand throughout the borough.

Same property; Charles A Mapes vs same, 22, 1900.

Same property; Charles A Mapes vs same, 105,000.

Aug 31, 1900.

Same property; P Duffy & Co vs same, Aug 214.40. The six-atory and basement apartment house he Garfield at Nos. 235 and 340 West Fifti-sixth street plot 50x100 5 was taken by Alorzo B. Kight from decree Finck in exchange for the office building at the southeast corner of Pearl and Beekman streets the sale of which Pearl and Beekman streets the sale of which Same property; Frederick Schnaufer vs same, 1,729.85 Aug 21, 1809. was reported yesterday

Duff & Conger have sold for Jesse Gillerder
to Henry T. Gray for improvement, the southeast corner of Madison avenue and Eighty
Aug 21, 1907

Same property: Clark & Sherman vs same.
2,938.06

Same property: Alberene Stone Co vs same.
110.00

J. Phillips & Co. have cold for L. J. Morghilm No. 217 West 121st street, a five-story wastone apartment on a lot 25x100.11. akeslee Barnes has resold to Friedman emberg the property Nos. 94 and 93 Riveland Scientific Street, for improvement. Some five in the street, for improvement. Some five in the street of the street o Foreclosure Suits.

George F. Johnson & Sons have sold a two-story and basement brick and stone dwelling lot 25x100, on the south side of 15ath street, 100 feet east of Kelly street, to G. Viehl, for Joseph Naughton has sold for Francis H. Joseph Naughton has sold for Francis H. Robinson to Abraham Ruth three lots on the north side of 112th street, 175 feet east of Lenox avenue, 75x100.11. The buyer has resold part of the plot to a builder. The same broker has bought and resold for Mr. Ruth two lots on the north side of 115th street, 125 feet east of Fith avenue, and for Charles E. Fleming to Louis Less the lot on the north side of 133d and resold for Mr. Ruth two lots on Fith avenue, and for Charles E. Fleming to Louis Less the lot on the north side of 133d and another thank the same broker has bought and resold for Mr. Ruth two lots on the north side of 135th street, 125 feet east of Fith avenue, and for Charles E. Fleming to All Less the lot on the north side of 133d and an adaptors Muco Fitoless lien; atty, JS Wood. Sonk at 350 E. Ross Solner vs Elinor T Reilly et all with the part of Lenox avenue, 75x100.11. The buyer has resold part of the plot to a builder. The same broker has bought and resold for Mr. Ruth two lots on the north side of 132th street, 125 feet east of Lenox avenue, 75x100.11. The buyer has resold part of the plot to a builder. The same broker has a sol at at, 25x100, Bronx: Richard Cent. Park at 4, 2x100, Bronx: Richard Cent. Park at

Lis Pendens. Union Sq. es. 78 n 18th st. 25.8x125; Panny Capehari vs Mary K Stone et al. partition: atty, J R Abney. Plans Filed for New Buildings.

DOWNTOWN.

(South of Fourteenth a.)

Liberty st. 114-115, and Cedar st. 119-121; eleven-story lotts and stores; John S Williams, Stamford, Conn., owner; J S Williams, 27 William st. architect (substitute plans for those fled last mor thy; cost. ... 33; Park Row. 144-148; improvement to store; Mrs J Calahan, 207 W 132d st. owner; F O Smith. 126 4th ac, architect; cost. ... Norfolk st. 119; improvement to synagogue and bath; A Goldberg, 61 E Broadway, owner; Fred Ebeling, 97 7th st. architect; cost. ...

(East of Fifth ac, between Fourieenth and 110th sts.)
56th st, 259-245 E. Improvement to stable:
James Williams, 442 E 57th st, owner; C T
Ramsdell, 315 E 57th st, rehitect cost... \$1,000

West of Fifth ac, between Fourteenth and 110th ste.) 10th av and 35th st, n w cor: improvement to tenement and store; C W Heckhardt, 5 10 W 75th st, owner; J W Cole, 403 W 51st st, architect; cost.

11th av and 36th st, s e cor; improvement to tenement and store; same owner and

HARLEM. (Manhattan Island, north of 110th st.) Amsterdam av and 164th st, n w cor; improvement to tenement; Herb & Seitz, 471
E 90th st, owner; Moore & Landsledel, architects; cost...
BRONX.

(Borough of The Brons.) Cherough of The Bronz.)

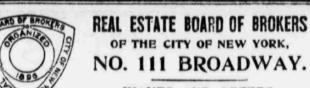
Poplar at and Main at, n w cor; three-story flat and store, J Arnow, premises, owner; T W Ringrose, 3d av and 142d st, arenitect; cost.

Park av. 4242; two-story shop; Kate E Rogers, 157 Prespectst, Brooklyn, owner; C S Clark 709 Fremont av. arenitect; cost.

Westche aer av. s s. 110 W Avenue D; improvement to dwelling and store William Benmiz, Westchester, owner; T W Ringrose, architect; cost.

Boston av. e s. 154 s 157th st; one-story office; Henry Hunneker, Crutona Park, owner; J J Vreeland, 736 Tremont av, architect; cost. \$8,000

John Whitty of 138 West Sixty-third street was killed instantly yesterday by falling from the fifth story to the street. While looking out the orien win low he was seized with an epilep-tic fit and fell, striking an iron railing and smashing it. The cry he gave as he fell was heard by his mother and sister, and they just reached the room in time to see him fall.



OF THE CITY OF NEW YORK, NO. 111 BROADWAY. WANTS AND OFFERS.

WANTS. OFFERS. WILLIAM C. LESTER, 8th Av. and 86th St.—Offers in West 88th St., near 8th av., three-story private dwelling, 20x05x100; price, \$12,500. Also, West 86th St., near 8th av., four-story private dwelling, 17x58x100; price, \$17,500. Also, West 88th st., near Amsterdam av., small flat, two families on a floor, as good as a corner; price, \$23,500; easy terms

ALBERT L. DAVID. 111 Broadway—Wants a good corner for liquor business in Manhattan or in The Broax; will buy of less.

B. L. KENNELLY & CO., 7 Pine St.—Want four lots, 38th to 58th at, west of 6th av, or between 3d and 4th avs. Also, dwelling, 70th to 80th at, west of Central Park West, at about \$20,000.

Also, tenements on lower East Side theap for cash, Polley & SNIFFIN, 149 Broadway—Want a dwelling, four story, between 35th and 65th ats., Park and Madison avs., 20 feet wide; price, about \$40,000. terms.

STABLER & SMITH, 674 Columbus Av.—Offer a new high-class elevator apartment house, 11th at. near 6th av.; rental, \$22,500; price, \$220,000; will take lats in part payment. Also, two plots of lots on Columbia College grounds; estate ownand Madison avs., 20 feet wide; price, about 440,000.

POLSOM BROS., 855 Broadway—Want 80x100 or 100x100 in Seventh or Tenth wards; business property or old building suitable for alteration; about \$25,000.

JOHN P. DOYLE & SONS. 45 William St.—Want a stable within a radius of half a mile of 37th st. and 5th av., with living rooms for coachman, &c.

HENRY H., DREYELE & CO., 141 Broadway—Want a small private dwelling in trade for 156 West 65th at., four-story, brownstone, high-shoop, size, 19x60x100; parior, music, billiard, dining room and eight bedrooms, two baths; mortgage, \$15,000 at 5 per cent; price, \$30,000.

PORTER & CO., 159 West 125th St.—Want a Yonkers or Mount Vermon residence in exchange for five-story, three-family apartment house near Central Park West, all modern equity, \$11,500.

WILLIAM C. LESTEI, 5th Av. and 56th St.—Wants a small dwelling, frame or brick, Bronx or Wash-ington Heights; \$6,800 to \$7,000. Also, lots or old buildings of any kind near my office washed in exchange for several scattered parcels of real estate in Manhattan and Brooklyn. of loss of columns and the columns are columns and columns and columns are columns and columns are col

dec: will sell cheap and on easy terms.

OLSOM BROS., 835 Broadway—Offer a plot 78x 103, near 14th st. ferry and West Washington Market: price. \$47,000; or might improve for good tenant. Also, upper Madison av. corner, 20x 80 with private house suitable for alteration; will be sold at foreclosure price. Also, very attractive small house on West 22d st., between 9th and 10th avs., for sale very cheap. Also, several desirable plots for bachelor apartments, with building loans.

City Meal Cstate.

Cym Didd Judson HOUSES FOR SALE AND RENT. Furnished and Unfurnished.
in most desirable sections of the city.
Also Westchester County and out of town properties. Telephone 2505—35th St.

M. & L. HESS. REAL ESTATE BROKERS. BUSINESS PROPERTY A SPECIALTY. Corner 20th et.

Real Estate Agent, Broker, Appraiser. sconomical management of Estates a specialty.

Investment Properties. RULAND & WHITING. Borough of Manhattan-Sale or Rent.

MANUFACTURING PLANT, est side, in wide street near ferries, 1500385.15, ed with substantial brick buildings; 250 horse r Corliss engles, practically new; 500 horse r boilers; dynamo and electric light wiring; hold renewable; price low and terms easy to at buyer. OTHER COOD INVESTMENT PROPERTIES. S. F. JAYNE & CO., 254 WEST 23D ST., 55 LIBERTY ST.

From Battery to 14th St., Inclusive. DESIRABLE HOUSES, 8th to 12th st. inclusive. pear 5th av., prices reasonable.
FOLSOM BROTHERS, 885 Broadway. Above 14th St. -5th Av. to East River.

FOR SALE ON FIFTH AVENUE. North of 52d Street. NEVER BEFORE OFFERED. An extra wide house with dining room extension.
The lot being unusually deep affords exceptional
light advantages. Full particulars from the agents.
WHITE HOUSE & PORTER.
509 Fifth av., near 43d st

Above 14th St., 5th Av. to North River.

A GEM OF A HOUSE. IN FIRST-CLASS ORDER THE BEST SITUATION IN NEW YORK.

NO. 51 WEST 74TH ST. ELEGANT FOUR-STORY AMERICAN BASEMENT HOUSE,

272 West 89th St., STABLER & SMITH. 674 Columbus Av., near 98d St. FOR SALE.

West End av., cor residence, on lot 22x100, 4 sto-les; box stoop; extension; 2 baths; a very fine house and price is reasonable Ashforth & Co.,

A TTRACTIVE RESIDENCES in Murray Eth section prices tanging from \$15.000 to \$76,000. FOLSOM BROTHERS, \$55 Broadway. DESIRABLE plots on upper Broadway and other choice locations, with building loans.
FOLSOM BROTHERS, 835 Broadway. Miscellaneous.

WILL ERECT STABLE BUILDING to suit J EDGAR LEAVERAFT & CO., B'way, cor. 44th at. Borough of Queens-Sale or Rent.

BONA-FIDE BARGAINS.

Beautiful new residence; 9 rooms; all latest shaded street; builder closing out; no reason-

214 story Queen Anne: 8 rooms: Improvements: steam heat; partly decorated; good condition; ground, 50x100; private street; owner going out of State and will sell below cost. Both properties convenient to trolley lines and railroad depot to 84th St. Ferry. Open Sun-

> C. WATSON WEBB, Jamaica and Jefferson.

Richmond Hill. RICHMOND HILL.

A few of the bargains we have to offer in Queen Anne and Colonial Cottages in New York's finest 83,500-7 rooms and bath, two lots, 40x100. 84,000-8 rooms and bath, two lots, 40x100, 84,250-8 rooms and bath, two lots, 50x100,

Open nickel plumbing and hard wood cabinet trim. Convenient to trolley of L. L. R. R. depot It will nay you to call on us. JOEL FOWLER REAL ESTATE CO., Jamaica and Jefferson Aves ..

Jamaica and Jefferson Aves.,

OPEN SUNDAYS.

RICHMOND HILL

I'LUSHING, L. I.—45 minutes to Wall ist; to let,
it by furnished d strable family residence towner
in Europea, containing 18 rooms; o, en plumbing;
stabiling for five horses; excellent garden, grounds
contain five acres, adjuining Fiushing Golf Club 84
mile from the R. R. depot; can be leased furnished
for one year or unfurnished for a term; price very
reasonable to good tenant.

R. H. E. ELLIOTT, Real Estate, 62 William st. Borough of Brooklyn -Sale or Rent,

Beautiful, Artistic Homes 30 MINUTES FROM PARK ROW.

and wood street, just off Platbush ave. restricted neight

Story Swell and square froms.

Houses Box stoops. TO HOUSES TO SELECT FROM, 40 ALREADY SOLD. These houses are modern in every particular. The rooms are arranged with a view to comfort Foyer or saloon partors. Hardwood trim throughout; open jumbing, large closets, tiled bathroom, dumbwaiters, etc. Can be seen any day.

W. A. A. BROWN, Owner, Brooklyn office, cor. Flatbush Ave. & Midwood St.
New York office, 149 Broadway.
Open evenings until y. Sundays and Holidays
all day.
SEND FOR ILLUSTRATED BOOKLET. City Beal Estate.

Borough of Brooklyn-Sale or Rent.

Which Do You Choose?

the Park Slope, Brooklyn, you pay as much as for a good house and villa plot in South Midwood.

By doing this you may live a little nearer to some of your friends and to WILLIAM HENRY FOLSOM, theatres and business. But do these few advantages balance the disadvantages of dirt, tumult and smoke-laden air? Are they worth the necessary sacrifice of money and healthfulness, of sunshine, and room, and general comfort?

South Midwood

South Midwood offers every advantage and every convenience of the best modern city life, together with fiftyfoot (minimum) building lots. It has the best improvements that money can - perfect, macadamized streets, lawn-bordered asphalt sidewalks, abundant shade trees, gas, water and sewers. It is 39 minutes and a 5c. fare from N. Y. City Hall - nearer than Harlem

Further, South Midwood is high, healthful and attractive. It has exceptional transportation facilities. It is in the midst of Brooklyn's newest and most attractive home-section. It is highly restricted, and every precaution has been taken to insure South Midwood's continuing to be a model resi-

dence district. villa plots 50 by 100 feet which would invite you to inspect.

If you cannot visit South Midwood to-day, send for maps and circular. GERMANIA REAL ESTATE CO., South Midwood Office, New York Office, 1364 Flatbush Ave. 38 Park Row.

SAVE \$4,000 ON THE PURCHASE OF A MODEL HOME -- A splendid three-story and basement (two-story extension), brown stone house on one of the most select streets in Brooklyn; 20 minutes to City Hall; hardwood finish throughout; all the best improvements; excellent order; it cost \$20,000, will sell for \$16,000: it's a bargain. Address J., box 113,

MANHATTANITES, it will be to your advantage to examine those magnificent 4-story and basement houses or rhoking Prospect Park if you want a superior home at hall the cost of New Yor houses. THOMAS ROSECRANS, 7th at & Birth at Health at Park if you want a store fronts; just completed; all houses on blood two-story stone; of soid becauses, between hower and Saratoga are OTTO SINGER Builder. Borough of Richmond -Sale or Rent.

ARROCHAR PARK,

Staten Island, delightfully located, residential district; lableet above tidewat r, southern exposure; ocean view; even temperature; excellent draidage; schools, churches, clubs; de minutes from Battery; loc. fare; na trains daily; take ferry foot Whitehall at, and steam cars from St. George; each lot marked with dimensions and price; houses to let and for sale. CORNELIUS KOLPF, 50 Broadway, or agent, Arrochar Park.

GRYMES HILL. STATEN ISLAND. For sale at a bargain to quick buyer: gentleman's modern country house of 20 rooms, with 7-acre grounds; finely shaded: stable, fruit any regetable garden: grand ocean view; 50 minutes from Battery;

liberal terms.
CORNELIUS KOLFF, 80 Broadway. Near Staten Island Country Club. FOR SALE, whole or divided, 58 acres, gentleman's ulace, adjoining Ocean Terrace; two modern stone dwellings, lodge, stables, greenhouses, large private park, unobstructed ocean view; suitable for subdivision; 40 minutes from Battery; train or trolley; recently appraired at \$50,000; for sale at \$50,000 to an immediate purchaser.

CORNELIUS KOLFF, 50 Broadway.

CORNELIUS KOLFF, 50 Broadway.

BARGAIN -COTTAGE: 8 rooms and bath; built for owner, who cainot occupy it; lot. 60x100; magnificent view; will be sold at greatreduction on easy terms. Box 60, New Brighton.

OPPORTUNITY - Large modern house; 17 rooms; 2 buthrooms; every modern convenience; in finest residential section of Staten Island; large grounds; at in perfect condition; \$12,500, Mrs. ADAMS, St. George. HOUSES, furnished and unfurnished in all parts of Staten Island, to let and for sale.

CORNELIUS KOLFF, 50 Broadway

Real Estate-Out of the City. Westchester County-Sale or Rent. BRONXVILLE, on Harlem Railroad 28 minutes out; lots near station, \$100 upward; city improve-ments, no assessments; title insured; easy payments, OFFENBACH, 97 East 110th 81

Near Princeton, N. J. Fine site for modern manalon. CHAS. H. EASTON & CO., PASSAIC LOTS \$75.

New Jersey-Sale or Rent.

trolley on property: commutation, Be; weekly pay-ments of \$1, title guaranteed. NATHAN, 150 Nas-sau st., room 1024. A LARGE MANSION, about 10 full lots, 30 rooms; A suitable hotel, sanitarium or boarding house; near tralley station at Edgewater Heights; 20 minutes from Weshawker, ferry; commutation round trips, 15 cents, including ferringe over 42d st. or to Franklin st. New York, price low and easy payments. Call in foreigon Edgewater Heights; 131 West 23d st. A COSEY LITTLE COTTAGE and two lots for some of their own; only 5500 down, balance 510 a month; price \$1,700; few blocks from trolley station, Edgewater Heights Office, 131 west 25d st.

West 25d st.

JUNISHER MOUSES AUMIER.

WANTED for family of two adults, a furnished house or apartment; must have outlook ever park or square and moderate rent. Address AMELIA

Benl Estate-Out of the City. New Jersey-Sale or Rent.

The Picturesque

HIGHLANDS Above Montclair.

THE CATSKILLS OF NEW JERSEY.

A most beautiful home-site. City Water. Electric Lights. Only, five minutes from trolley. Near Mountain House. Macadamized

Lots at \$100.00 Terms Easy.

CHARLES H. JAEGER, BLOOMFIELD AVE.,

Miscellaneous-Sale or Reut.

Will Be Sold at a Sacrifice. IRVINGTON ON THE HUDSON.

ground, commanding magnificent views of the Hudson River; 1014 acres of land; fine stone mansion containing 18 rooms; stone lodge; stone bowitng alley; large new stable. Apply to

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